



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, June 3rd at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, June 3rd at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – *Individuals are invited to volunteer.*
- 3. OPEN SESSION** – *This is a Public Comment period (see definition below).*
- 4. MINUTES REVIEW AND APPROVAL** – **Minutes from January 21st, 2015, and Minutes from February 4th, 2015.**
- 5. BUSINESS ITEMS:**
 - 5.1 Lake Park Subdivision**- Orem City is seeking approval of their Subdivision Plat located at 1908 W. 400 S. Proposed lot 1 has an existing single family home, and is on 0.345 Acres. Proposed lot 2 is on 1.33 Acres, and will eventually be a parking lot for the neighboring park.
 - 5.2 Public Hearing** – The applicant is requesting to make the following amendments to the WatersEdge zoning ordinance. The requests are as follows:
 - To adjust table 2.1 to remove the regulation “1.5 times the lot width” and replace it with “100 Feet” specifically relating to **SFD: 54, 65, 8, 10, 15, and 20.**
 - To change the side yard setbacks in planning areas with 8,000 and 10,000 square foot lots from 18’ combined yard setbacks with an 8’ minimum, to 14’ combined yard setbacks with a 6’ minimum.
 - 5.3 WatersEdge Phase 2 Subdivision Plat** – Applicant is seeking approval of their preliminary subdivision application. The property is designated as Low Density Residential in the WatersEdge Zoning District.
- 6. PLANNING COMMISSION MEMBERS’ REPORTS**
- 7. STAFF REPORTS**
 - *Nathan Crane, Town Planner*

- *Don Overson, Town Engineer*

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McHargue, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: June 2nd, 2015

CERTIFIED (NOTICED) BY: /s/ Kinsli McHargue
Kinsli McHargue, Deputy Recorder/Planning Coordinator



Community Development

SUBJECT: Preliminary Plat for the 2 Lot Lake Park Subdivision

MEETING DATE: June 3, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary Plat Approval for the 2 Lot Lake Park Subdivision

PARCEL SIZE: 1.72 acres

LOCATION: 1908 West 400 South

APPLICANT: City of Orem

OWNER: City of Orem

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property was zoned A-1. A request to rezone the property to R-2-15,000 is being considered as a separate agenda item.

SUMMARY OF REQUEST:

1. The proposed preliminary plat include 2 lots as follows:

Lot	Lot Size
1	0.345 acres
2	1.33 acres

2. Lot one has an existing single family home. Lot 2 will be a future parking lot for the City of Orem Lake Side Park. Review and approval of a conditional use permit will be required prior to construction of the parking lot.
3. Access to the site is provided from 400 South.

CITIZEN PARTICIPATION:

Public notifications and public hearings are not required for preliminary or final plat applications.

ANALYSIS:

- The property is designated as Low Density Residential (1-2.5 du/ac). The proposed density is consistent with the General Plan.
- The preliminary plat meets the size requirements of the R-2-15,000 zoning district. Lot one does not meet the lot frontage requirements. The minimum requirement is 100 feet and 37.17 feet is provided for lot 2. The Council may approve a flag as provided in Section 1618.

FINDINGS:

With the proposed stipulations, the proposed plat meets the following findings:

- It is in conformance with the General Plan, Zoning Ordinance and Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The final plat shall conform to the preliminary plat dated stamped May 1, 2015 except as modified by these stipulations.
2. Prior to final plat approval, the street names and addressing shall be approved by the Town Engineer and Town Planner.
3. All street right of way and improvements shall be dedicated as required by the Town Engineer.
4. The final plat shall be revised as determined by the Town Engineer and Town Planner.
5. A conditional use permit shall be reviewed and approved prior to construction of the parking lot.

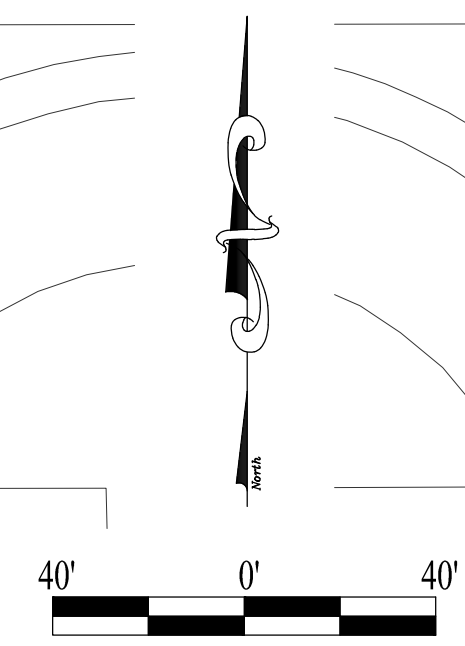
PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the preliminary plat subject to the five stipulations recommended by staff.

ATTACHMENTS:

Exhibit A – Preliminary Plat

Orem Boundary
Vineyard Boundary



I, David Allen Lund, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 190629-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN TO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Commencing at a point located North 89°34'05" East along the Section Line 573.78 feet and North 20.13 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian to the point of beginning, (which point is also the POB of a Boundary Line Agreement known as Entry 845:2015 on Record in the Utah County Recorder's Office):

Thence along said Boundary Line Agreement for the next four calls, N. 0°30'03" W. 9.57 feet to the SW Corner of Lot 1; thence N. 0°30'03" W. 115.55 feet; thence North 47°48'31" West 107.65 feet; thence N. 0°32'03" W. 180.46 feet more or less to a point on the boundary line of Plot "D", Lake Park Subdivision; thence North 89°48'32" East along said boundary line 230.66 feet; thence South 00°46'20" East along said boundary line 378.67 feet; thence West 153.23 feet to the point of beginning.

Containing 74,799 Sq. Ft. or 1.72 Acres.

BASIS OF BEARING = N. 89°34'05" E. along the Section Line from the South 1/4 Corner of Section 17, to the SE Corner of Section 17, T. 6 S. R. 2 E. S.L.B. & M.

SURVEYOR
(See Seal Below)

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____,

For the City of Orem:

JAMES P. DAVIDSON, CITY MANAGER

ATTEST
DONNA WEAVER, CITY RECORDER

ON THE _____ DAY OF _____, A.D. 20_____,
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY
ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC
(See Seal Below)

THE TOWN OF VINEYARD OF UTAH COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

APPROVED
MAYOR: RANDY FARNWORTH

ATTEST
TOWN RECORDER: PAM SPENCER

APPROVED
TOWN ENGINEER: DON OVERSON

DATE _____

APPROVED
TOWN ATTORNEY: DAVID CHURCH

DATE _____

APPROVED
TOWN PLANNER: NATHAN CRANE

DATE _____

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE
TOWN OF VINEYARD PLANNING COMMISSION.

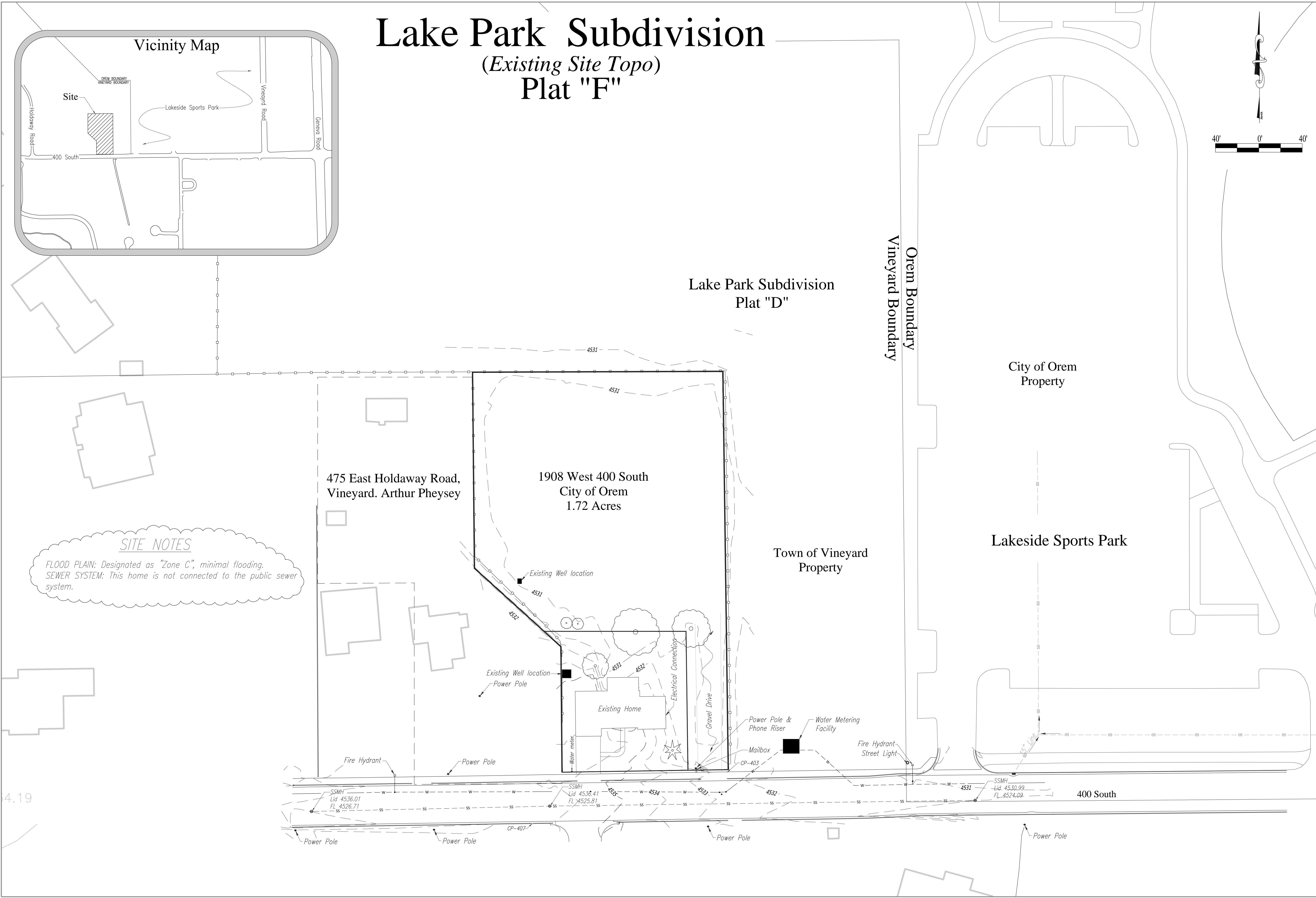
CHAIRMAN, PLANNING COMMISSION: WAYNE HOLDAWAY

DATE _____

SCALE: 1" = 40 FEET

CLERK-RECORDER SEAL

X\Plats\Lake Park Plat F\Preliminary Plat.dwg

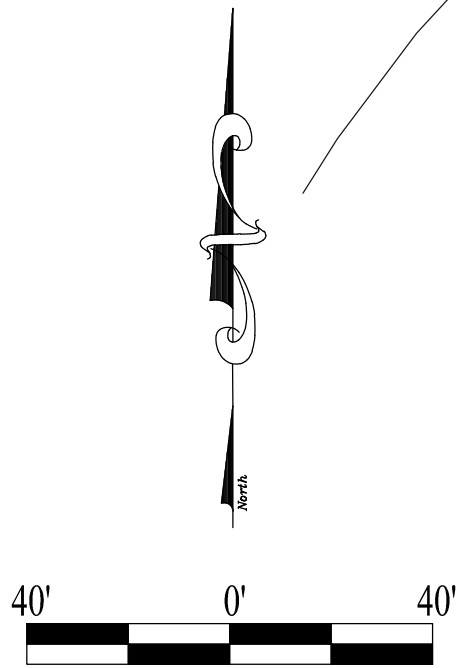


Vicinity Map

Lake Park Subdivision

(Existing Site Topo)

Plat "F"



SITE NOTES

FLOOD PLAIN: Designated as "Zone C", minimal flooding.
SEWER SYSTEM: This home is not connected to the public sewer system.

SHEET	Lake Park Subdivision, Plat "F"										X:\Plats\Lake Park Plat F\Topo.dwg									
	Existing Site Topo																			
CITY OF OREM																				
DEVELOPMENT SERVICES																				
ENGINEERING DIVISION																				
56 NORTH STATE ST																				
OREM, UT 84057																				
DESIGN		DRAWN		CHECKED		REV		DATE		BY		DESCRIPTION		APPROVAL RECOMMENDED						
														DATE						
														CITY ENGINEER						
														DATE						
														DEVELOPMENT SERVICES DIRECTOR						



May 19, 2015

Nathan Crane, Vineyard Town Planner
Vineyard Town Hall
240 East Gammon Street
Vineyard, Utah 84058

Dear Nathan,

As you know we are seeking to amend the Waters Edge Zone Plan. This narrative outlines what we'd like to change and the reasoning behind the change and the potential effects to residents of Vineyard. Accompanying this narrative are exhibits illustrating the proposed changes.

Background

We are currently designing the homes that will be built in the Waters Edge development. As we have been looking at the different lot sizes and home designs we noticed that there isn't much difference between the home products that will be built on the SFD 54, SFD 65, SFD 8, SFD 10 lots largely due to the minimum lot widths and side yard setbacks. In an effort to provide diversity in home products we propose the following amendments to the Waters Edge Zone Plan.

AMENDMENT #1 - WIDTH TO DEPTH RATIO

The first change to the zoning plan is to remove the width to depth ratio on development areas SFD 54, SFD 65, SFD 8, SFD 10, SFD 15, and SFD 20 within the plan. Specific references to this ratio can be found in the following locations of the zone plan:

Page 55, regulation 2.32 – remove "1.5 Times the lot width with N/A".

Reasoning

We propose striking out each of these references for the following reasons:

1. Provide variable lot dimensions within planning areas,
2. Create a sense of less dense development with wider lots, and
3. Better accommodate lot layout constrained by fixed borders.

AMENDMENT #2 – SIDE YARD SETBACKS

The second proposed change to the zoning plan is to change the side yard setback in planning areas with 8,000 and 10,000 square foot lots from 18' combined side yard setback with a minimum of 8' to 14' combine side yard setback with a minimum of 6'.

These side yard setbacks are found on page 54 of the Waters Edge Zone Plan.

Reasoning

We propose striking out each of these references for the following reasons:

1. Provide variable product types across 6,500, 8,000, and 10,000 square foot lots,
2. Increase diversity of available products, and
3. Create a less garage dominant front elevation by decreasing the garage to front façade ratio as well as allow the possibility of side load garages.

We do not see any advantages or disadvantages of the proposed amendments to health, welfare, and safety of the current or future residents of Vineyard. The effects that residents of Vineyard may see include but are not limited to the following: 1) a potentially less dense form of development, 2) wider variety of housing products,

The amendments to the plan may be seen as more compatible development style to the Shores and Homestead developments since neither have the depth to width ratio that we are aware of, and the lots in both existing developments tend to be wider or as wide.

The community benefits include but should not be limited to an increased variety of housing products, a variety of lot widths and depths, decreased architectural dominance of the garage, and increase architectural richness.

If you have any questions or need further clarification please don't hesitate to let us know.

Best,



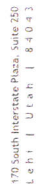
Bronson Tatton

Professional Landscape Architect/Planner



Flagship Homes

170 South Interstate Plaza, Ste. 250 | Lehi, UT 84043
o | 801.766.4442 f | 801.766.3337 c | 435.218.5656
www.forsail.com



preliminary plans
not for construction

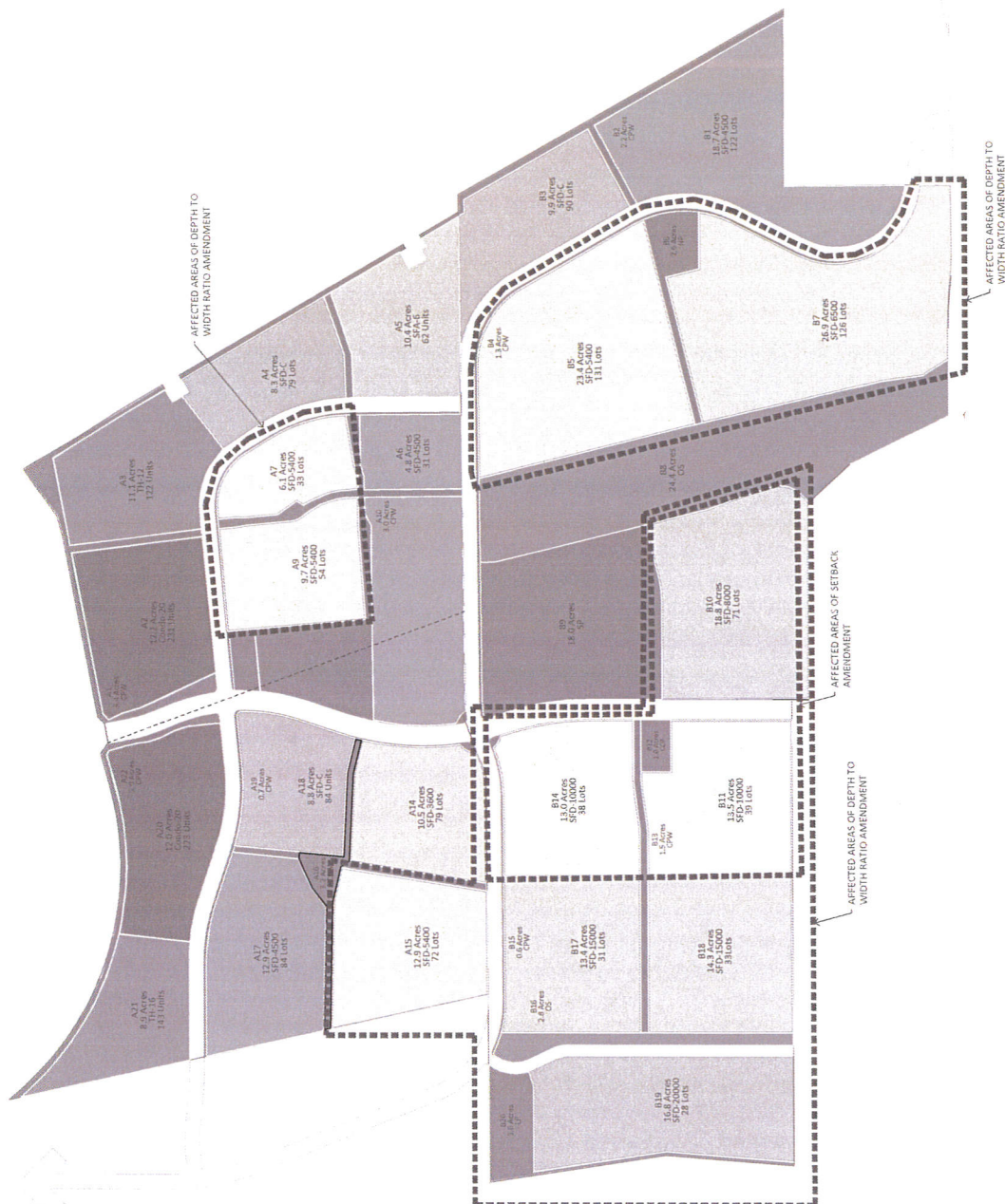
call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

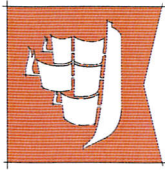
WATERS EDGE MASTER PLAN ZONING PLAN AMENDMENT

Vineyard, Utah

MAY 2015

EXHIBIT





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preliminary plans
not for construction

call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

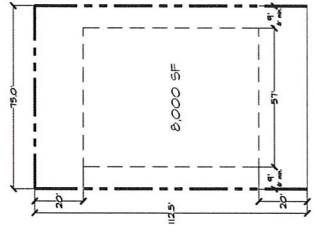
WATERS EDGE MASTER PLAN ZONING PLAN AMENDMENT

Vineyard, Utah

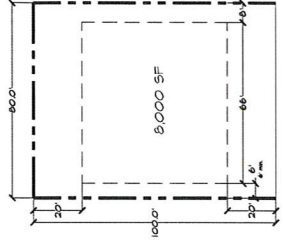
MAY 2015

EXHIBIT

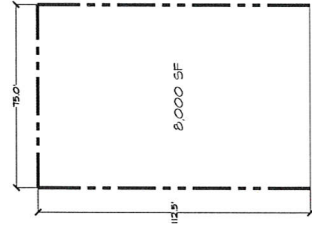
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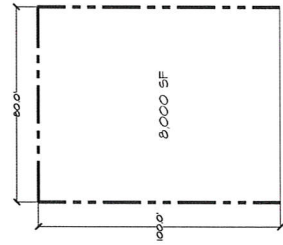
CURRENT ZONING REGULATION
DEPTH TO WIDTH RATIO = 15 : 1
and SIDE YARD SETBACK



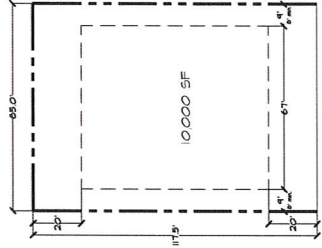
PROPOSED CHANGE
DEPTH TO WIDTH RATIO = N/A
and SIDE YARD SETBACK



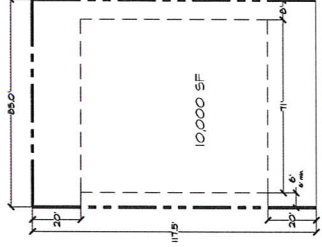
CURRENT ZONING REGULATION
DEPTH TO WIDTH RATIO = 15 : 1



PROPOSED CHANGE
DEPTH TO WIDTH RATIO = N/A



CURRENT ZONING REGULATION
DEPTH TO WIDTH RATIO = 15 : 1
and SIDE YARD SETBACK



PROPOSED CHANGE
DEPTH TO WIDTH RATIO = N/A
and SIDE YARD SETBACK





COMMUNITY DEVELOPMENT

SUBJECT: Public Hearing – Zoning Ordinance Text Amendment – Amending the minimum lot depth and the setbacks for the WatersEdge Development

MEETING DATE: June 3, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: A request to amend the lot depth and setbacks for the WatersEdge Development.

APPLICANT: Pete Evans

BACKGROUND:

The Vineyard Town Zoning Ordinance was adopted in September of 2005 and became effective on January 1, 2006.

The WatersEdge Zoning District was adopted in June 2015.

SUMMARY OF REQUEST:

1. The proposed amendment is as follows:

2.26-2.29 Side Yard Regulations

	SFD 8	SF D10
Minimum Side Yard	8 6	8 6
Total Width of the Side Yards	18 14	18 14

And;

2.32 Lot Depth

	SFD 54	SFD 65	SFD 8	SFD 10	SFD 12	SFD 20
Existing	1.5 X Lot Width	1.5 X Lot Width	1.5 X Lot Width	1.5 X Lot Width	1.5 X Lot Width	1.5 X Lot Width
Proposed	100'	100'	100'	100'	100'	100'

CITIZEN PARTICIPATION:

A notice of the Planning Commission hearing was published in the Daily Herald on May 24, 2015. No comments have been received.

ANALYSIS:

- The proposed amendment will allow elevations with more emphasis on living areas rather than the garage.
- The amendment will diversify the housing product in the WatersEdge Development.

FINDINGS:

Staff believes the proposed text amendment could meet the following finding:

- The proposed text amendment is consistent with the purpose of the General Plan, Subdivision Ordinance and will not adversely affect the community.

RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing, debate the request and provide a recommendation to the Town Council.

ATTACHMENTS:

Proposed Ordinance
Applicants Narrative

ORDINANCE NO.

AN ORDINANCE OF THE COUNCIL OF THE TOWN OF VINEYARD, UTAH, AMENDING THE TOWN OF VINEYARD ZONING ORDINANCE, AMENDING SECTION 760 WATSEdge ZONING DISTRICT RELATING TO LOT DEPTH AND SETBACK REQUIREMENTS.

WHEREAS, all due and proper notices of public hearings on this Ordinance held before the Town of Vineyard Planning Commission (the "Commission") and the Council of the Town of Vineyard (the "City Council") were given in the time, form, substance and manner provided by Utah Code; and

WHEREAS, the Commission held public hearings on this Ordinance on June 3, 2015; and

WHEREAS, the Commission recommended to the Town Council that this Ordinance be approved; and

WHEREAS, the Town Council held a public hearing on this Ordinance on June 10, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF VINEYARD as follows:

SECTION 1. That the Town of Vineyard Zoning Ordinance, that Section 760 WatersEdge Zoning District is hereby amended as follows:

2.26-2.29 Side Yard Regulations

	SFD 8	SF D10
Minimum Side Yard	8 6	8 6
Total Width of the Side Yards	18 14	18 14

And;

2.32 Lot Depth

	SFD 54	SFD 65	SFD 8	SFD 10	SFD 12	SFD 20
Existing	1.5 X Lot Width	1.5 X Lot Width	1.5 X Lot Width	1.5 X Lot Width	1.5 X Lot Width	1.5 X Lot Width
Proposed	100'	100'	100'	100'	100'	100'

SECTION 2. That the Mayor, the City Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and

independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Council of the Town of Vineyard, June 10, 2015.

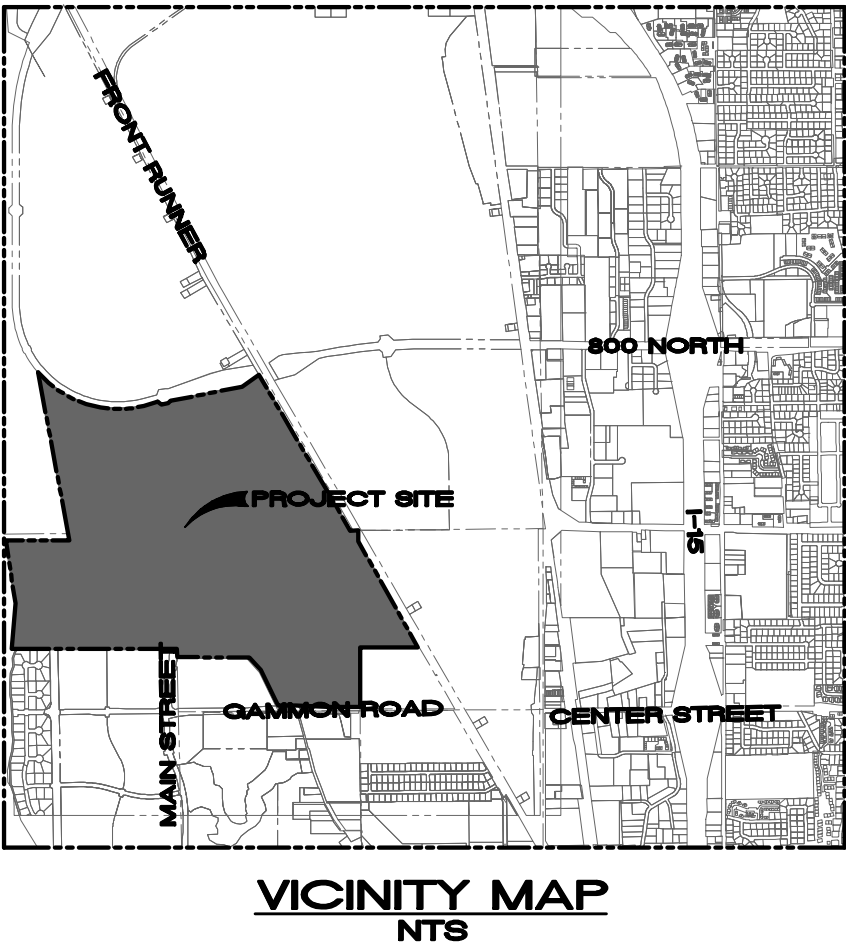
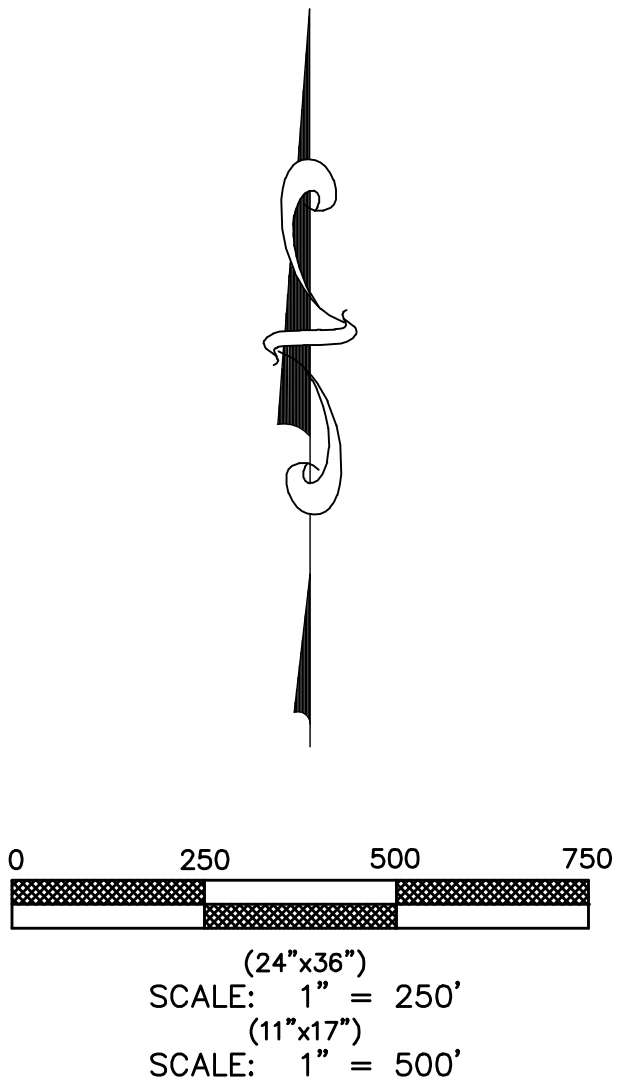
Randy Farnworth, Mayor

ATTEST:

Pam Spencer, Town Clerk

WATERS EDGE AT VINEYARD MASTER CONSTRUCTION

- PHASE 14 (VINEYARD LOOP RD SURCHARGE)
CRESCENT EXCAVATION
- PHASE 13 (VINEYARD ROAD)
STERLING DON EXCAVATION
- PHASE 10 (MAIN STREET)
SKIP DUNN EXCAVATING
- 10" SEWER FROM LIFT STATION
TBD
- 10" / 8" SEWER FOR FUTURE
TBD
- TEMPORARY ROAD
STERLING DON EXCAVATION



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TJT
CHECK BY:	TGT
DATE:	02/27/15
CDGD FILE:	

J:\GIFORD\VINEYARD NORTH\dwg\CONSTRUCTION MASTER.dwg

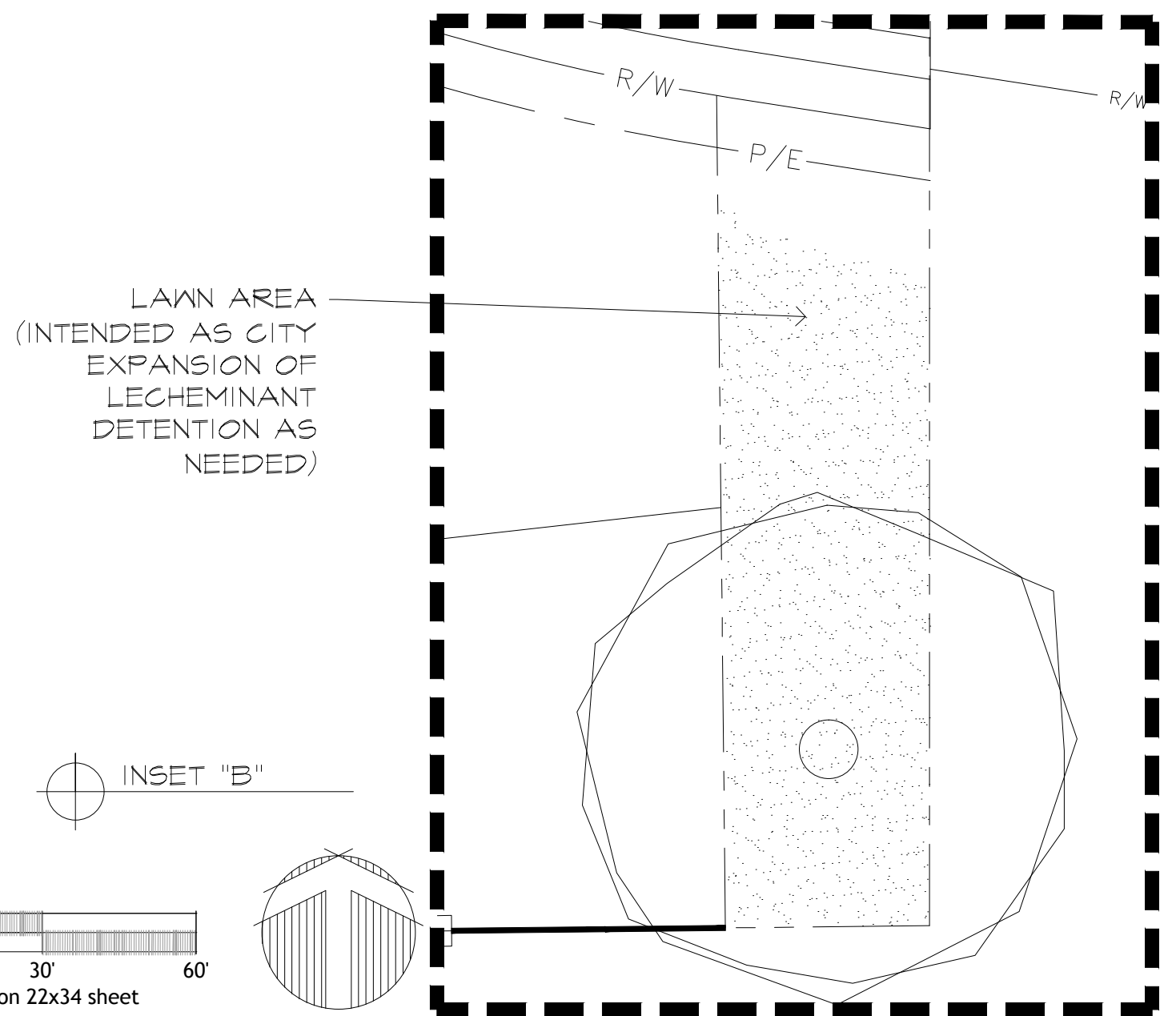
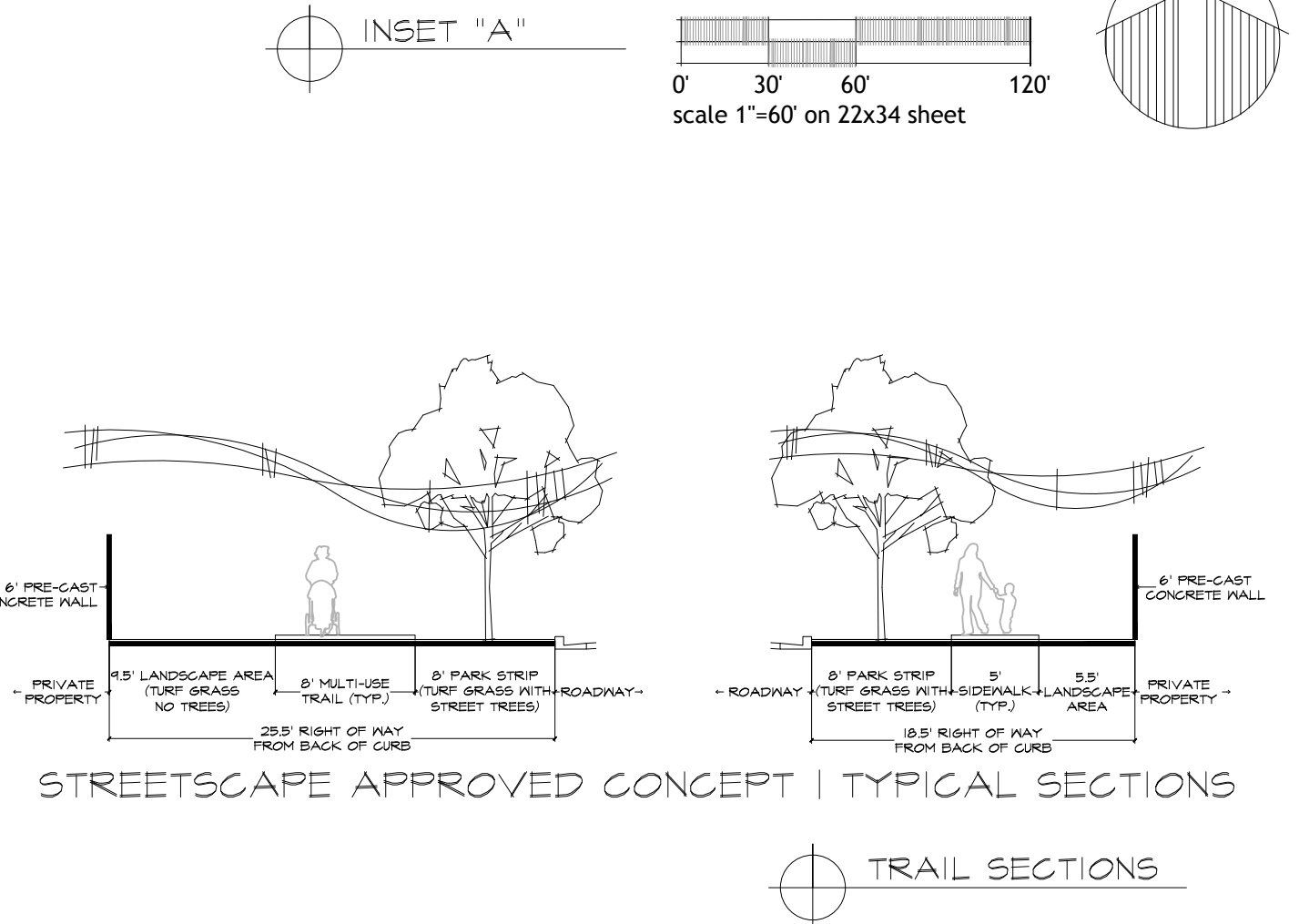
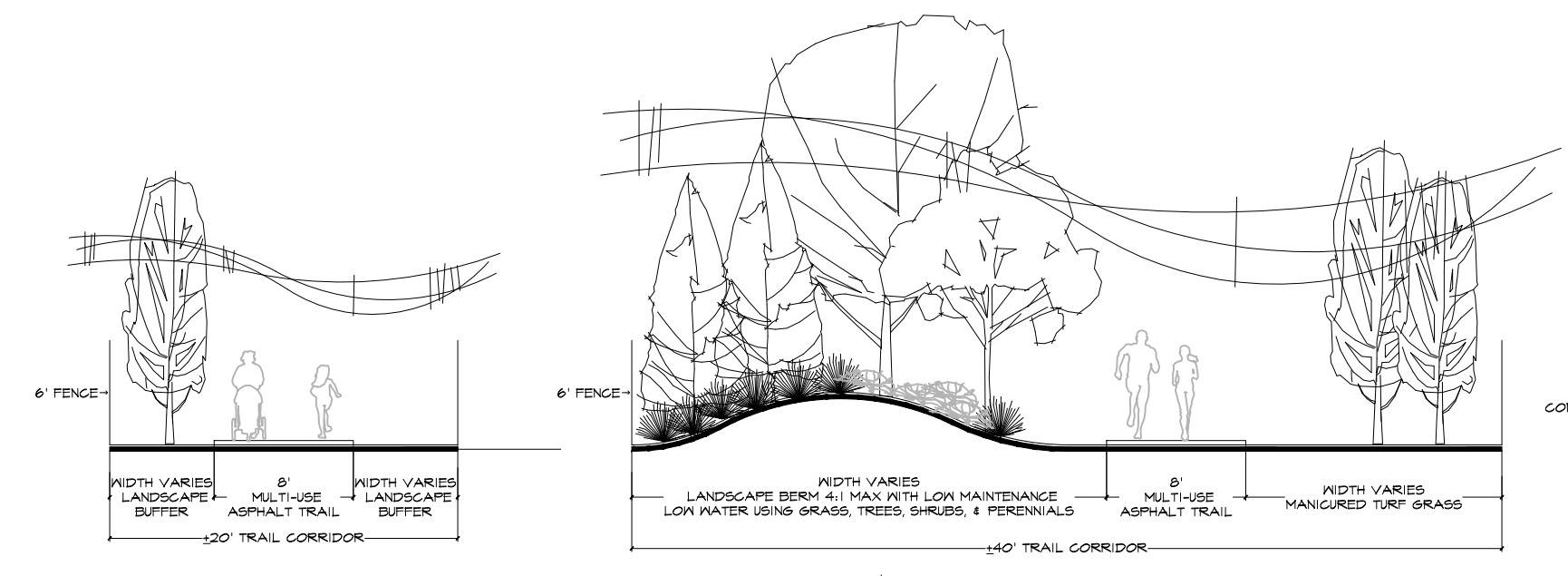
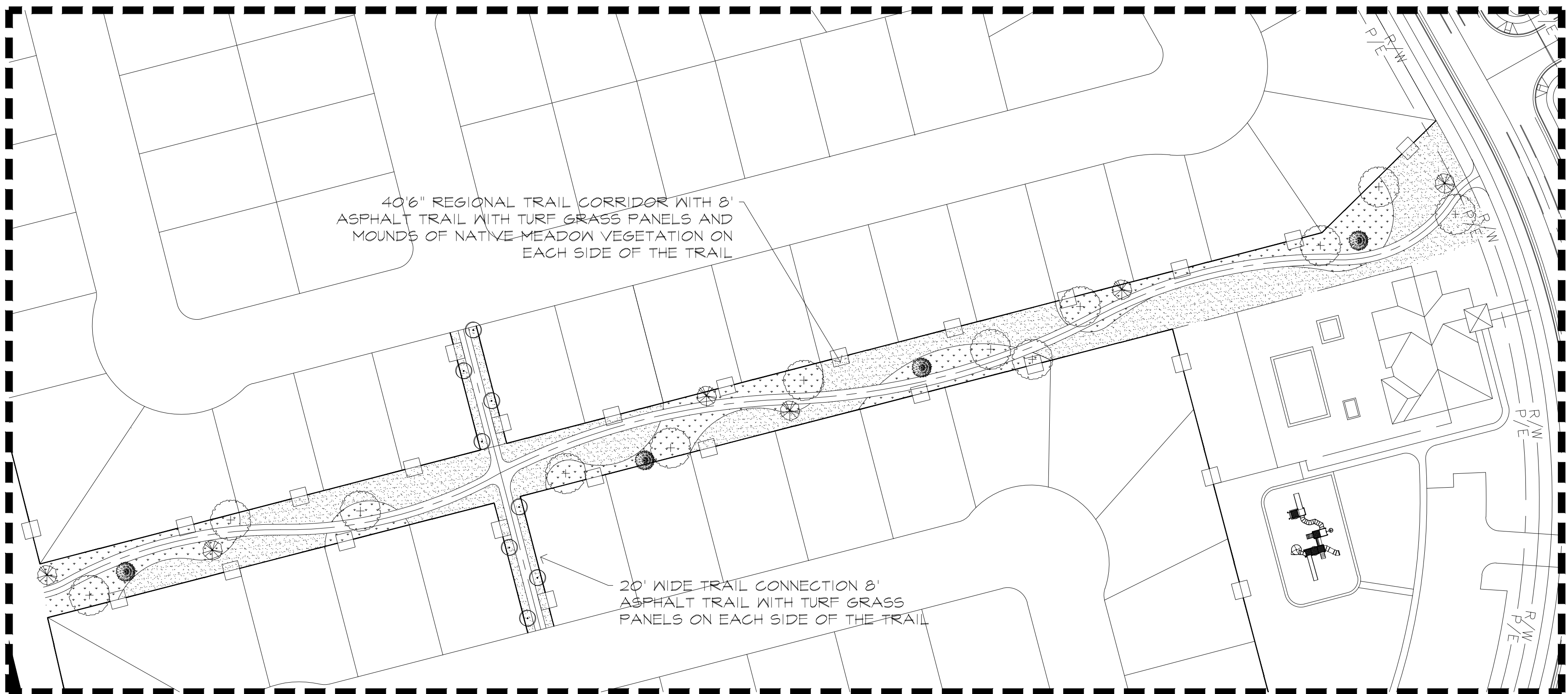
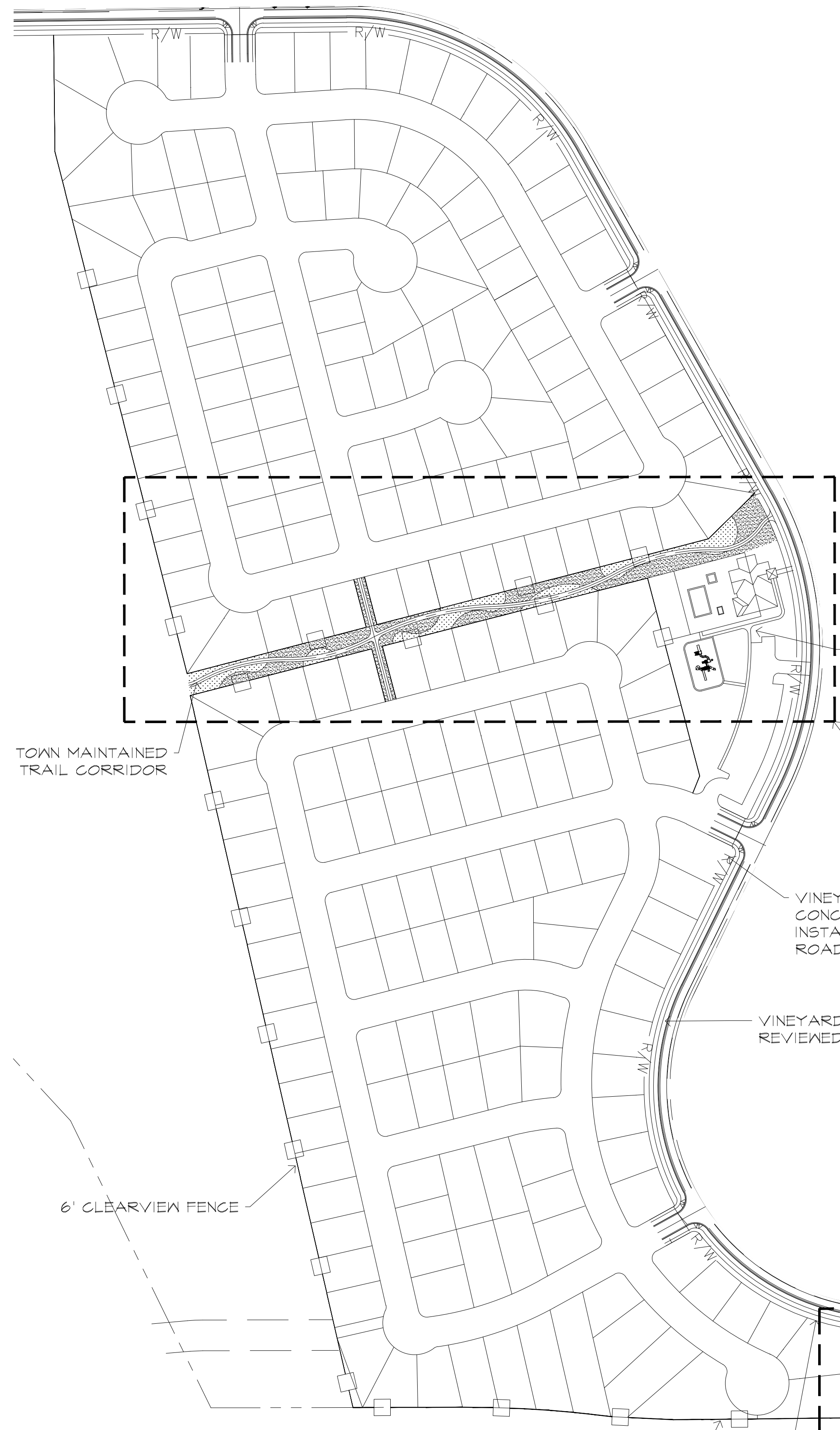
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

VINEYARD, UTAH

WATER'S EDGE

CONSTRUCTION MASTER PLAN

JOB
GIFORD
SHEET NO.
1



0' 75' 150' 300'
scale 1"=150' on 22x34 sheet

0' 5' 10' 30' 60'
scale 1"=30' on 22x34 sheet

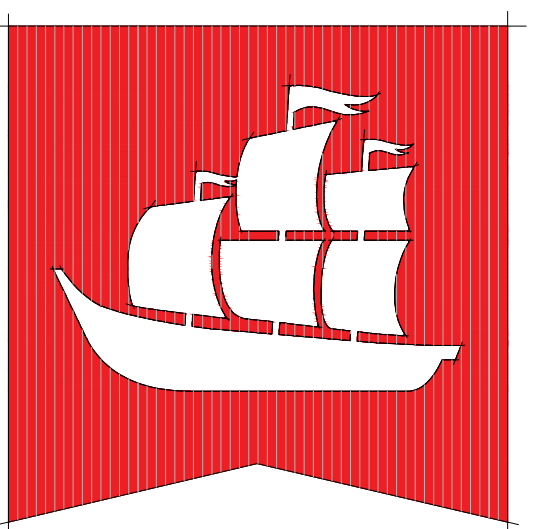
0' 30' 60' 120'
scale 1"=60' on 22x34 sheet

PLANT SCHEDULE PHASE 1				
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	Existing Tree Unidentified Variety / Estimated size	Existing	1	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Native Seed Mix / Bio Native from Biogress Seed at recommended application rate.	seed		13,734 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod		32,841 sf
MISCELLANEOUS	DESCRIPTION			
	GAMMON STREET 6' OLYMPUS PRE-CAST CONCRETE WALL - SIERRA DRYSTACK PATTERN MALL AND COLUMNS - MATCH STAIN ON LEGHMINANT WALL			
	VINEYARD ROAD & MAIN STREET 6' OLYMPUS PRE-CAST CONCRETE WALL - INSTALLED WITH VINEYARD RD. & MAIN ST. LANDSCAPES			
	6' CLEARVIEW FENCE			

CONCEPT PLANT SCHEDULE PHASE 1		
	30' SHADE TREE	12
	15' COLUMNAR TREE	8
	20' FLOWERING TREE	6
	15' EVERGREEN TREE	4

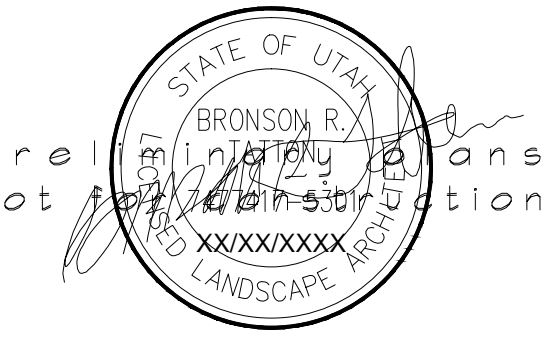
LANDSCAPE NOTES:

*INTERIOR STREETS LANDSCAPED WITH TREES AND TURF GRASS BY HOMEOWNERS AND MAINTAINED BY HOMEOWNERS.



flagship
homes

170 South Interstate Plaza, Suite 250
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

WATERS EDGE - PLAT 1

Vineyard, Utah

MAY 2015

landscape
concept plan

L-101



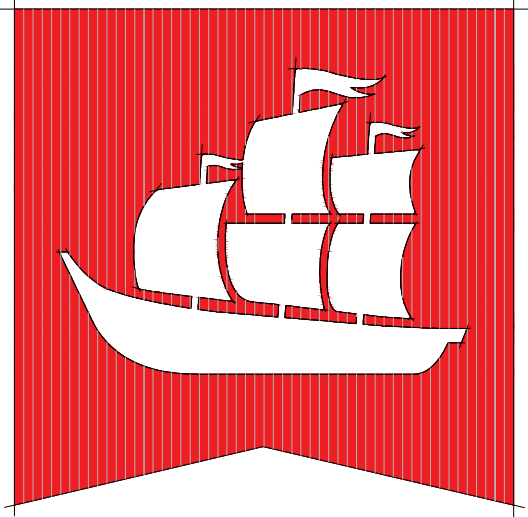
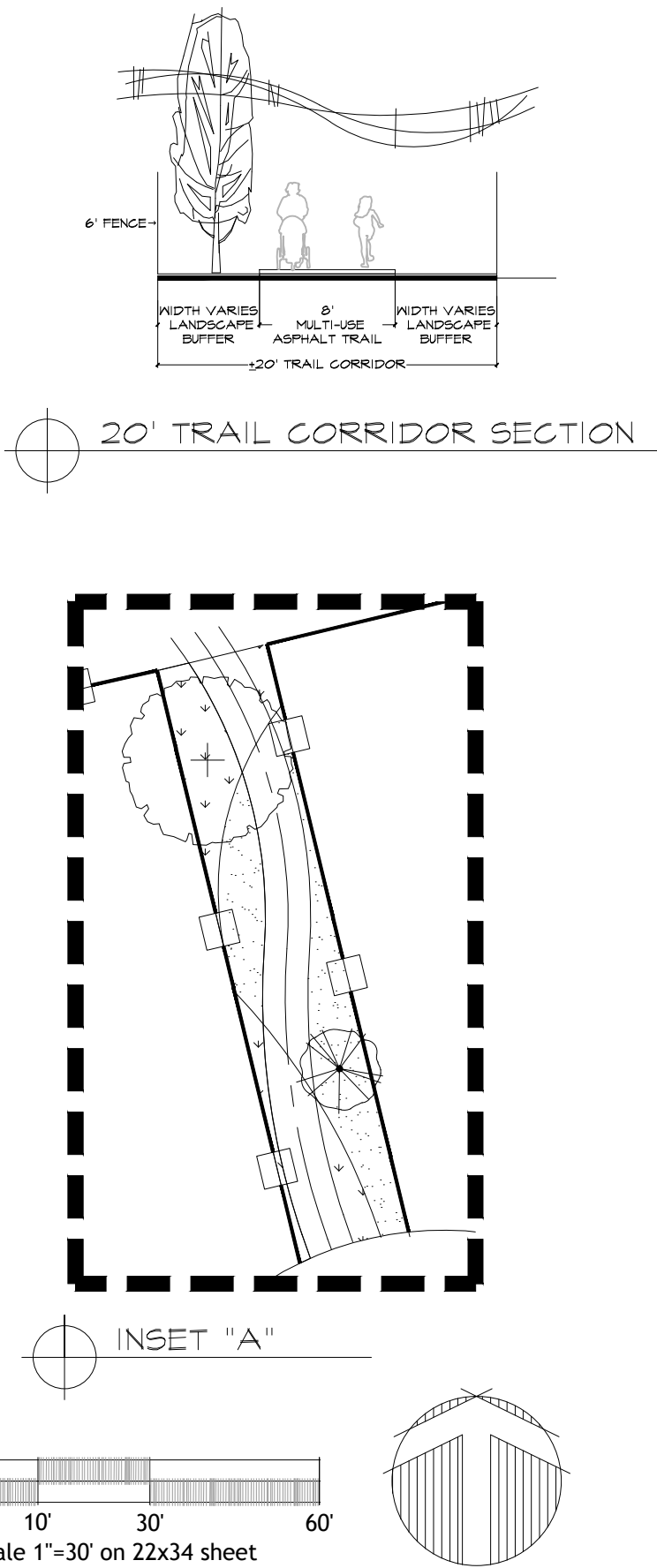
PLANT SCHEDULE PHASE 2				
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY.
	Native Seed Mix / Bio Native from Biograce Seed at recommended application rate.	seed		511 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod		756 sf
MISCELLANEOUS	DESCRIPTION			
	VINEYARD ROAD & MAIN STREET 6' OLYMPUS PRE-CAST CONCRETE WALL - INSTALLED WITH VINEYARD RD. & MAIN ST. LANDSCAPES			
	6' CLEARVIEW FENCE			

CONCEPT PLANT SCHEDULE PHASE 2		
	30" SHADE TREE	1
	20" FLOWERING TREE	1

LANDSCAPE NOTES:

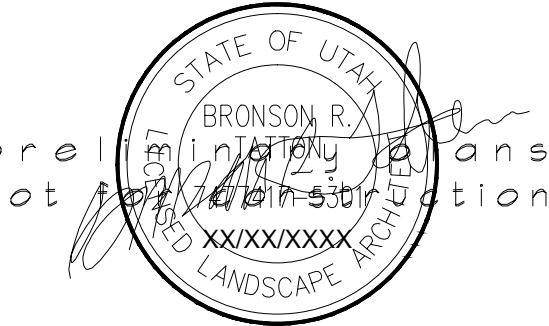
*NO EXISTING TREES OR VEGETATION ABOVE 36".

**INTERIOR STREETS LANDSCAPED WITH TREES AND TURF GRASS BY HOMEOWNERS AND MAINTAINED BY HOMEOWNERS.



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homes

170 South Interstate Plaza, Suite 250
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

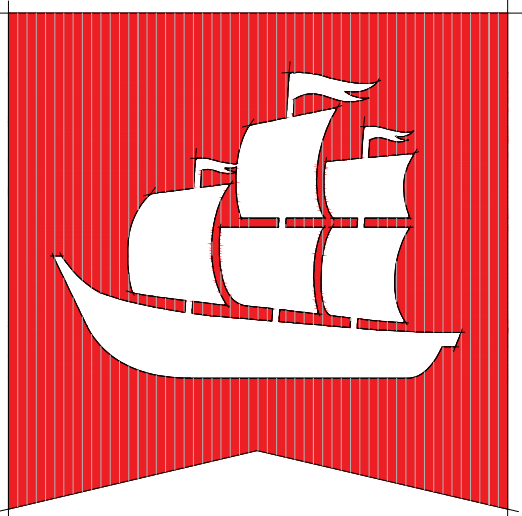
WATERS EDGE - PLAT 2

Vineyard, Utah

M A Y 2015

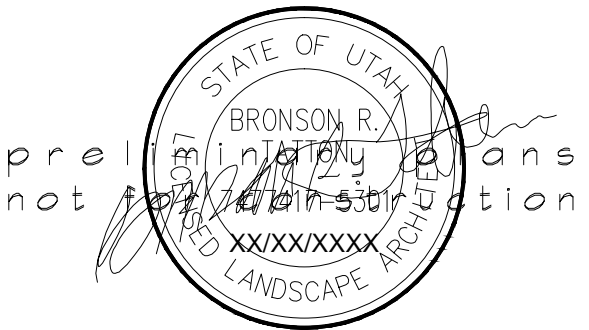
landscape
concept plan

L-101



flagship
homes

170 South Interstate Plaza, Suite 250
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
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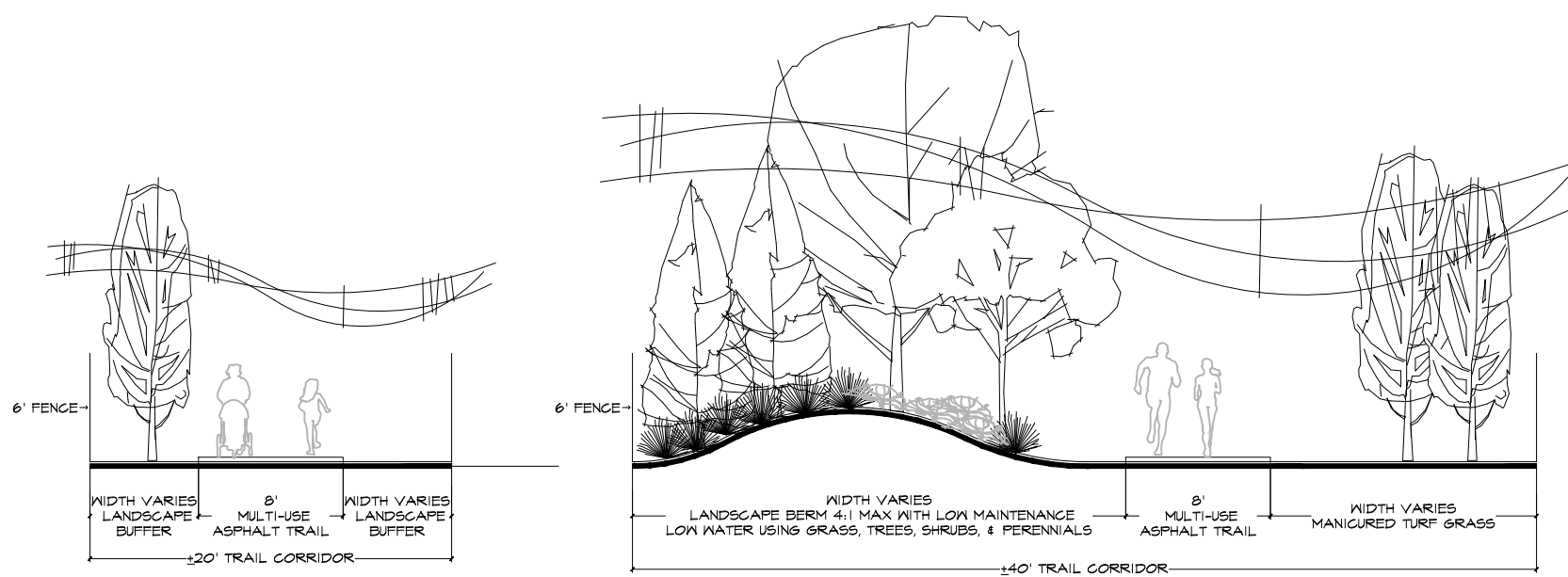
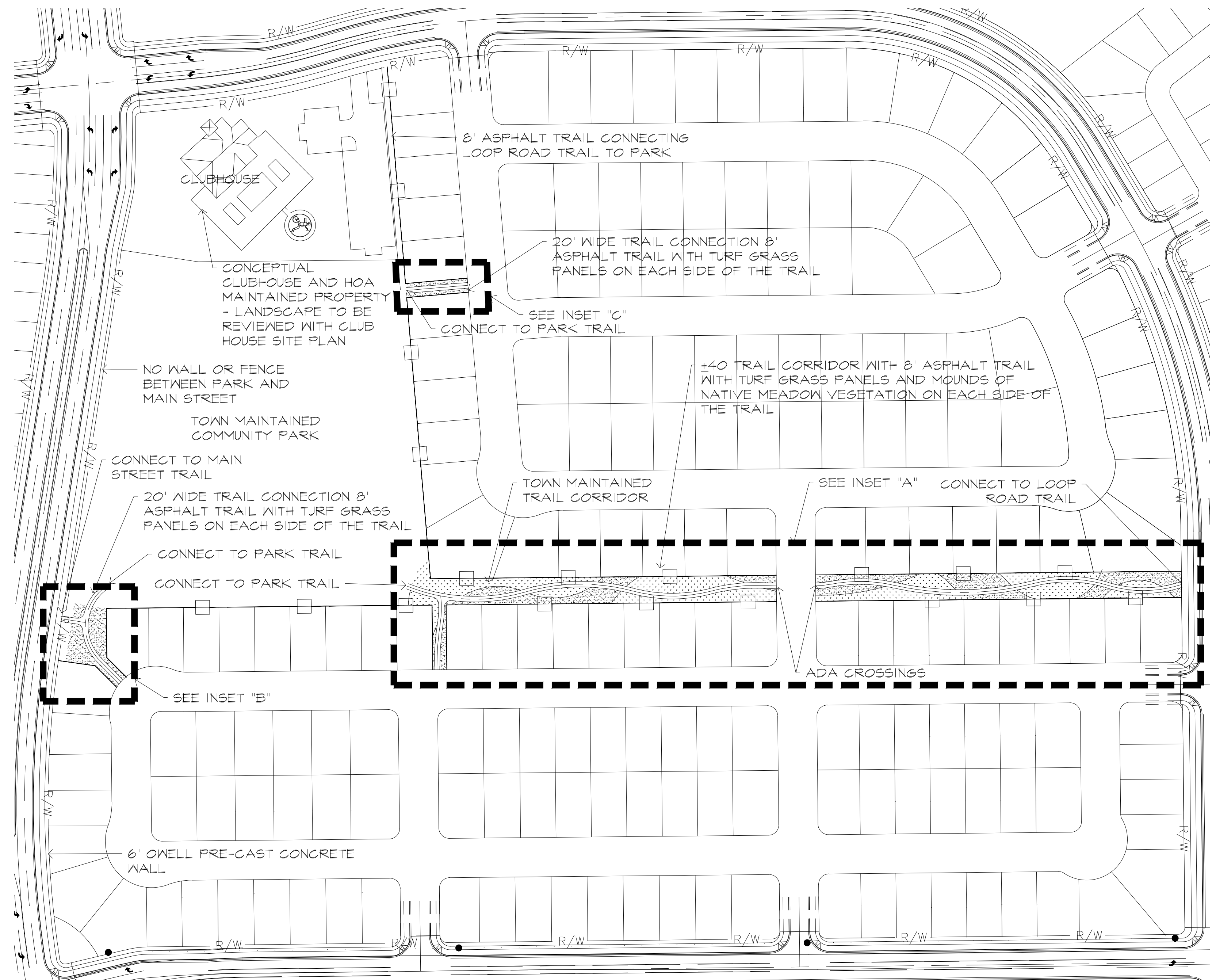
WATERS EDGE - PLAT 5

Vineyard, Utah

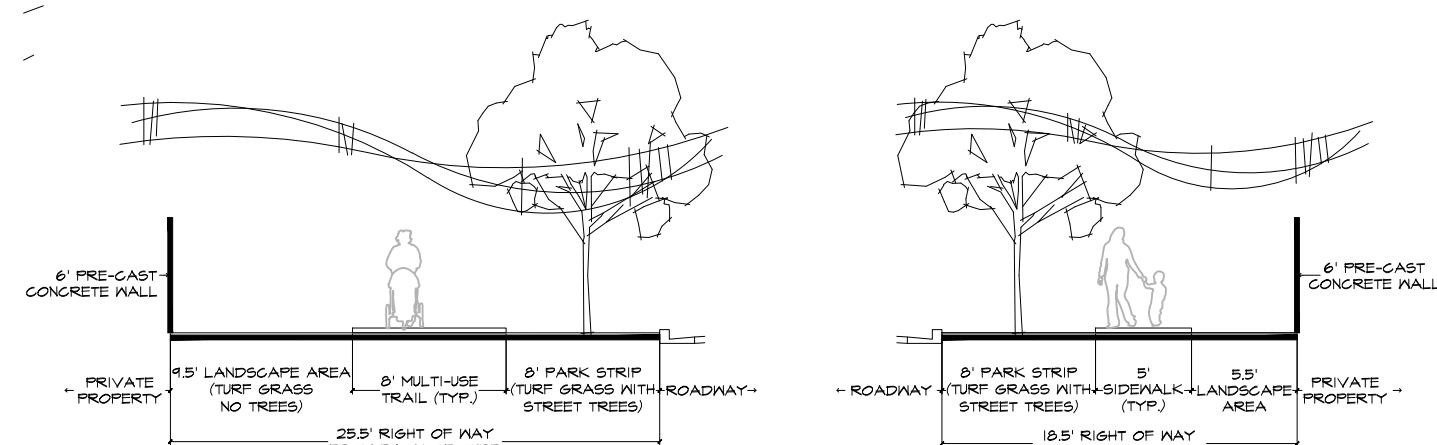
MAY 2015

landscape
concept plan

L-101



TRAIL CORRIDOR CONCEPT | TYPICAL SECTIONS



STREETSCAPE APPROVED CONCEPT | TYPICAL SECTIONS

TRAIL SECTIONS

PLANT SCHEDULE PHASE 5

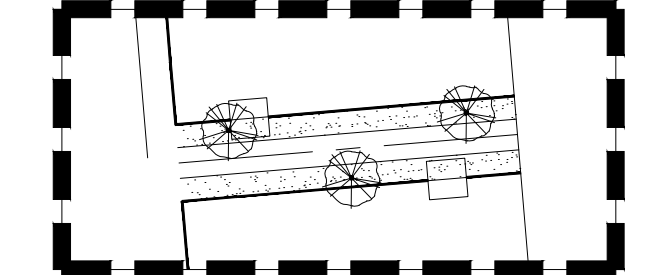
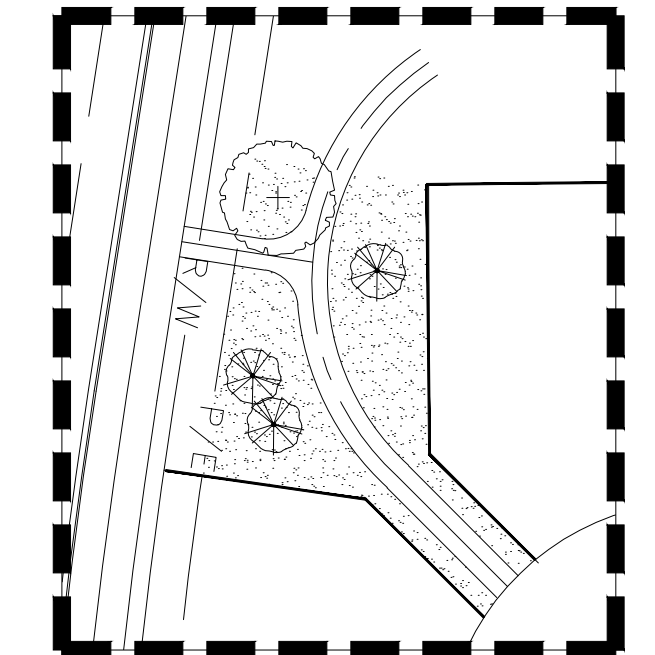
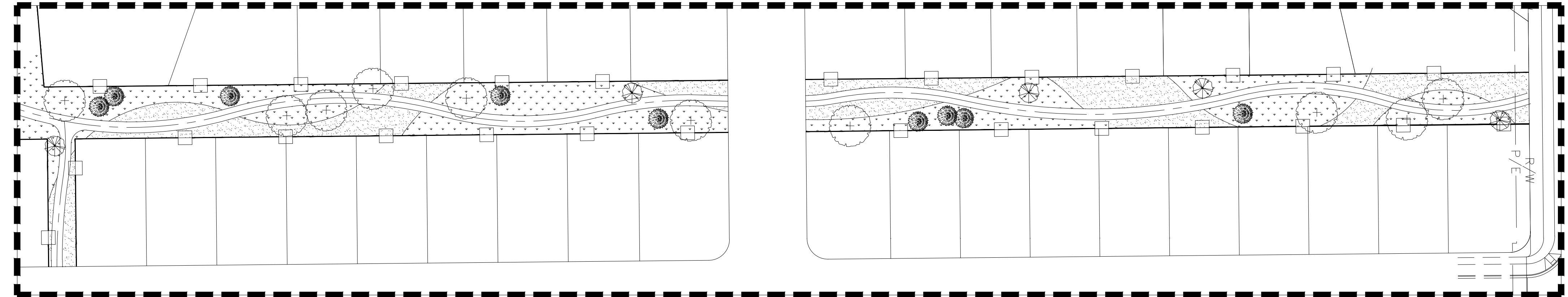
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Native Seed Mix / Bio Native from Biograss Seed at recommended application rate.	seed		19,686 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod		17,456 sf
MISCELLANEOUS	DESCRIPTION			
	VINEYARD ROAD & MAIN STREET 6' OLYMPUS PRE-CAST CONCRETE WALL - INSTALLED WITH VINEYARD RD. & MAIN ST. LANDSCAPES			
	6' CLEARVIEW FENCE			

CONCEPT PLANT SCHEDULE PHASE 5

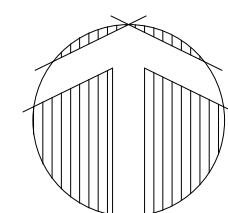
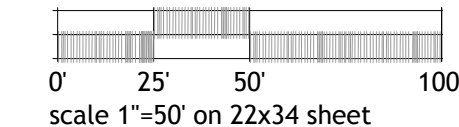
	30' SHADE TREE	11
	20' FLOWERING TREE	12
	15' EVERGREEN TREE	9

LANDSCAPE NOTES:

*INTERIOR STREETS
LANDSCAPED WITH TREES AND
TURF GRASS BY HOMEOWNERS
AND MAINTAINED BY
HOMEOWNERS.

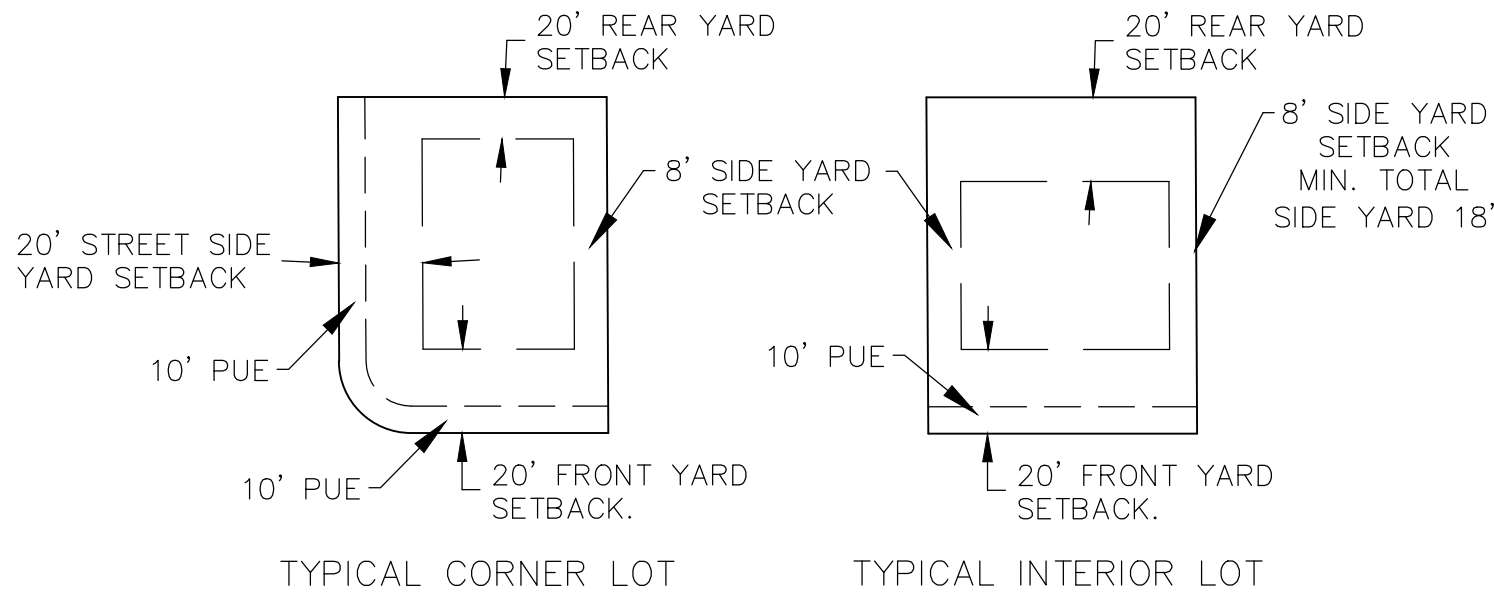


INSET "A"



INSET "C"

WATERS EDGE
PHASE 2
PRELIMINARY PLAT
VINEYARD, UTAH

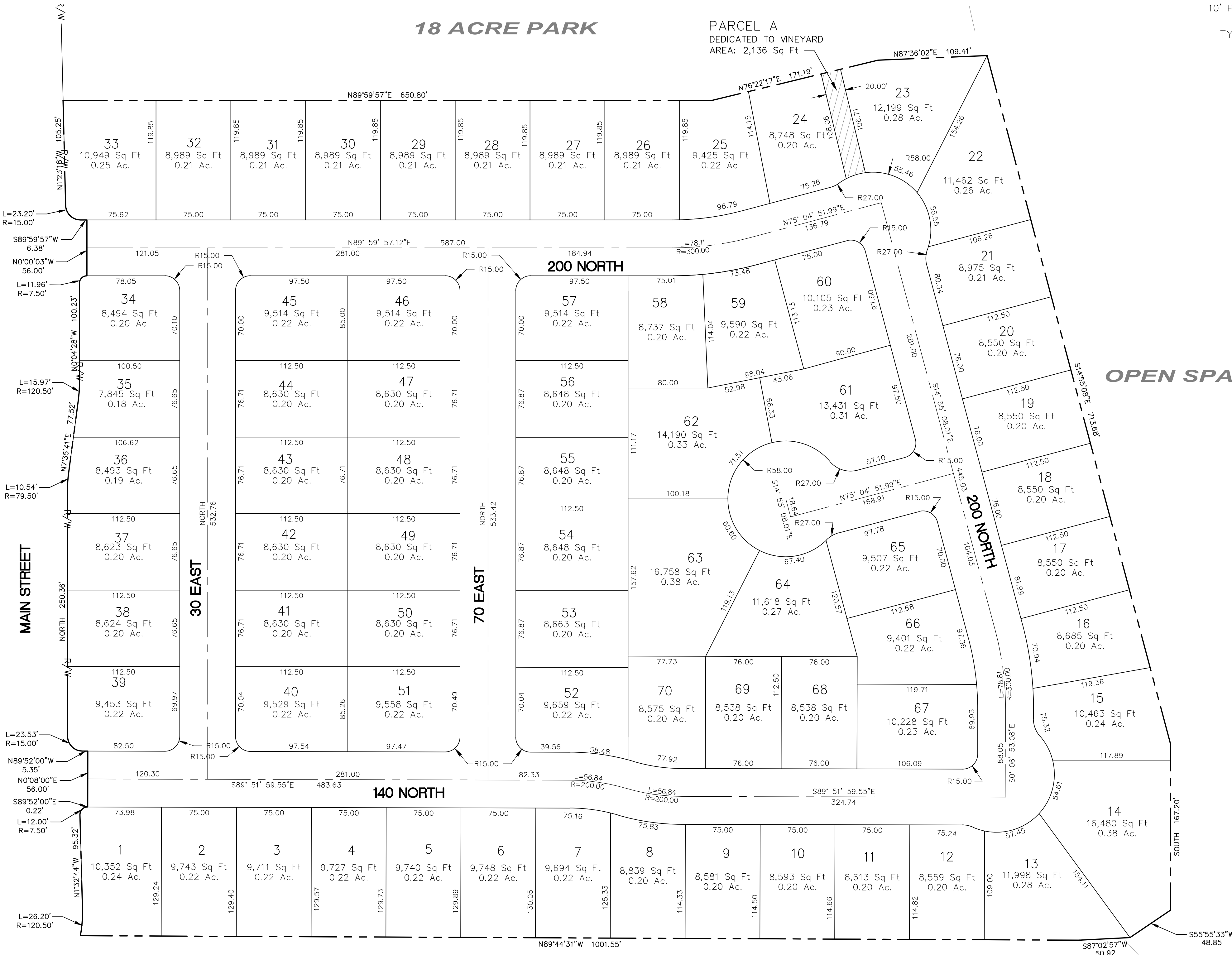


SETBACK AND EASEMENT DETAIL

NOTE: NO MORE THAN 2 HOMES IN A ROW MAY HAVE THE SAME SETBACK AND MUST VARY BY 1-2' MIN.

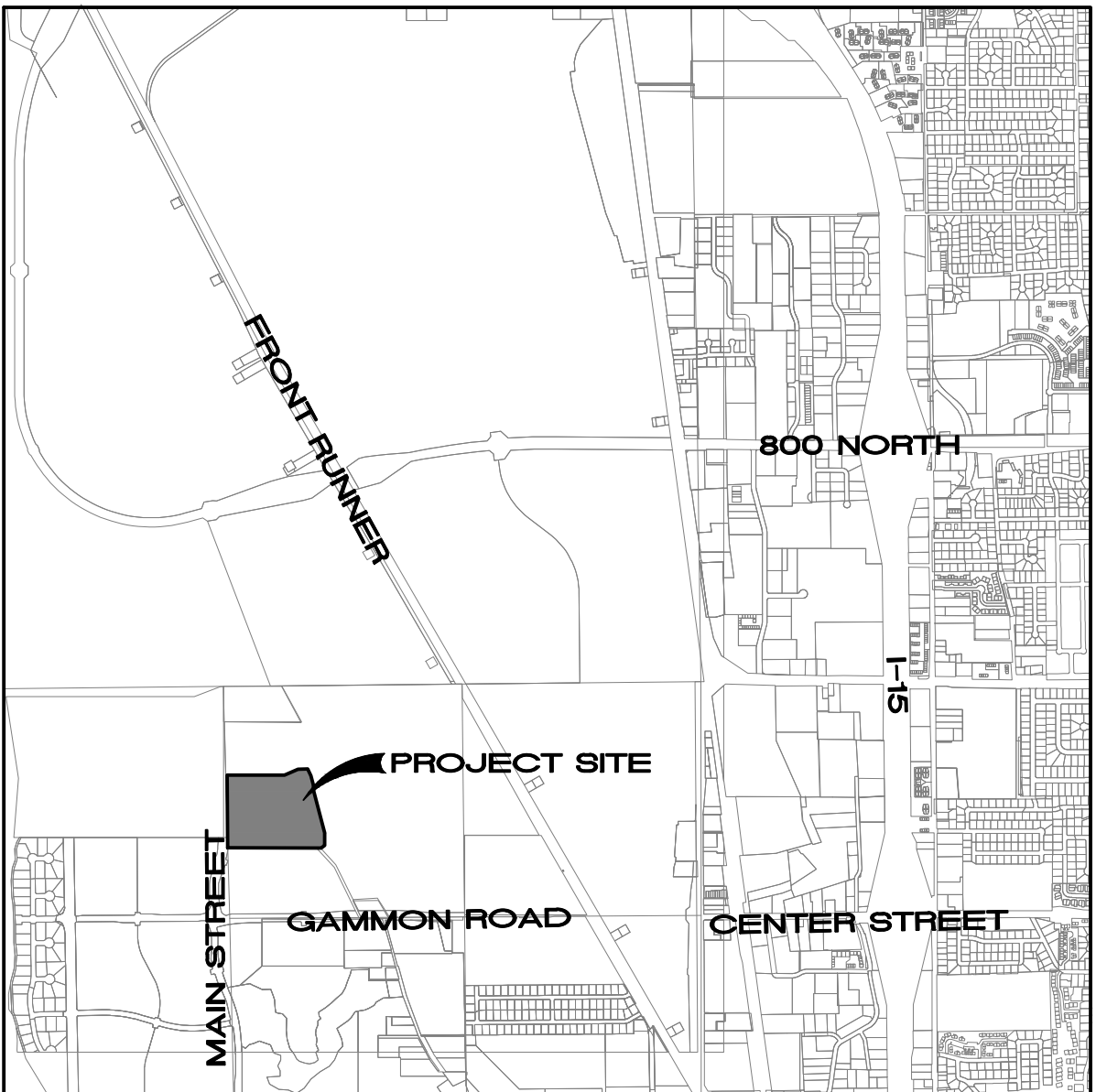
LAND USE	
TOTAL ACREAGE:	20.09 acres
OPEN SPACE	0.05 acres (0.25%)
TOTAL LOTS:	70
NO. LOTS / ACRE:	3.48
AVERAGE LOT SIZE:	9,604 SQ. FT.
ZONING:	SFD-8000

DEVELOPER
FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA
SUITE 250
LEHI, UT 84043



THE WATERS EDGE PHASE 2
Beginning at a point which is North 89°25'01" East 957.44 feet along the section line and South 938.90 feet from the Northwest Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian thence South 14°55'08" East 713.68 feet; thence South 167.20 feet; thence South 55°55'33" West 48.85 feet; thence South 87°02'57" West 50.92 feet to a rebar and cap (Gilson) and the northeast corner of THE GARDEN PHASE 6; thence North 89°44'31" West 1001.55 feet along the North lines of THE GARDEN PHASE 4, 5 and 6 to a point of non-tangent curvature; thence northerly 26.20 feet along the arc of a 120.50 foot radius curve to the left, through a central angle of 12°27'26", the chord of which bears North 04°40'59" East 26.15 feet; thence North 01°32'44" West 95.32 feet to a point of curvature; thence northeasterly 12.00 feet along the arc of a 7.50 foot radius curve to the right, through a central angle of 91°40'44", the chord of which bears North 44°17'38" East 10.76 feet; thence South 89°52'00" East 0.22 feet; thence North 00°08'00" East 56.00 feet; thence North 89°52'00" West 5.35 feet to a point of curvature; thence northwesterly 23.53 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 89°52'00", the chord of which bears North 44°56'00" West 21.19 feet; thence North 250.36 feet to a point of curvature; thence northerly 10.54 feet along the arc of a 79.50 foot radius curve to the right, through a central angle of 07°35'41", the chord of which bears North 03°47'50" East 10.53 feet; thence North 07°35'41" East 77.52 feet to a point of curvature; thence northerly 15.97 feet along the arc of a 120.50 foot radius curve to the left, through a central angle of 07°35'41", the chord of which bears North 03°47'50" East 15.96 feet; thence North 00°04'28" West 100.23 feet; thence northeasterly 11.96 feet along the arc of a 7.50 foot radius curve to the right, through a central angle of 91°20'01", the chord of which bears North 44°55'46" East 10.73 feet; thence North 00°00'03" West 56.00 feet; thence South 89°59'57" West 6.38 feet to a point of curvature; thence northwesterly 23.20 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 88°36'45", the chord of which bears North 45°41'40" West 20.95 feet; thence North 01°23'18" West 105.25 feet; thence North 89°59'57" East 650.80 feet; thence North 76°22'17" East 171.19 feet; thence North 87°36'02" East 109.41 feet to the point of beginning.

20.09 acres more or less.



VICINITY MAP
NTS

REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				3/25/2015
J:\GIFFORD\VINEYARD NORTH\				

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

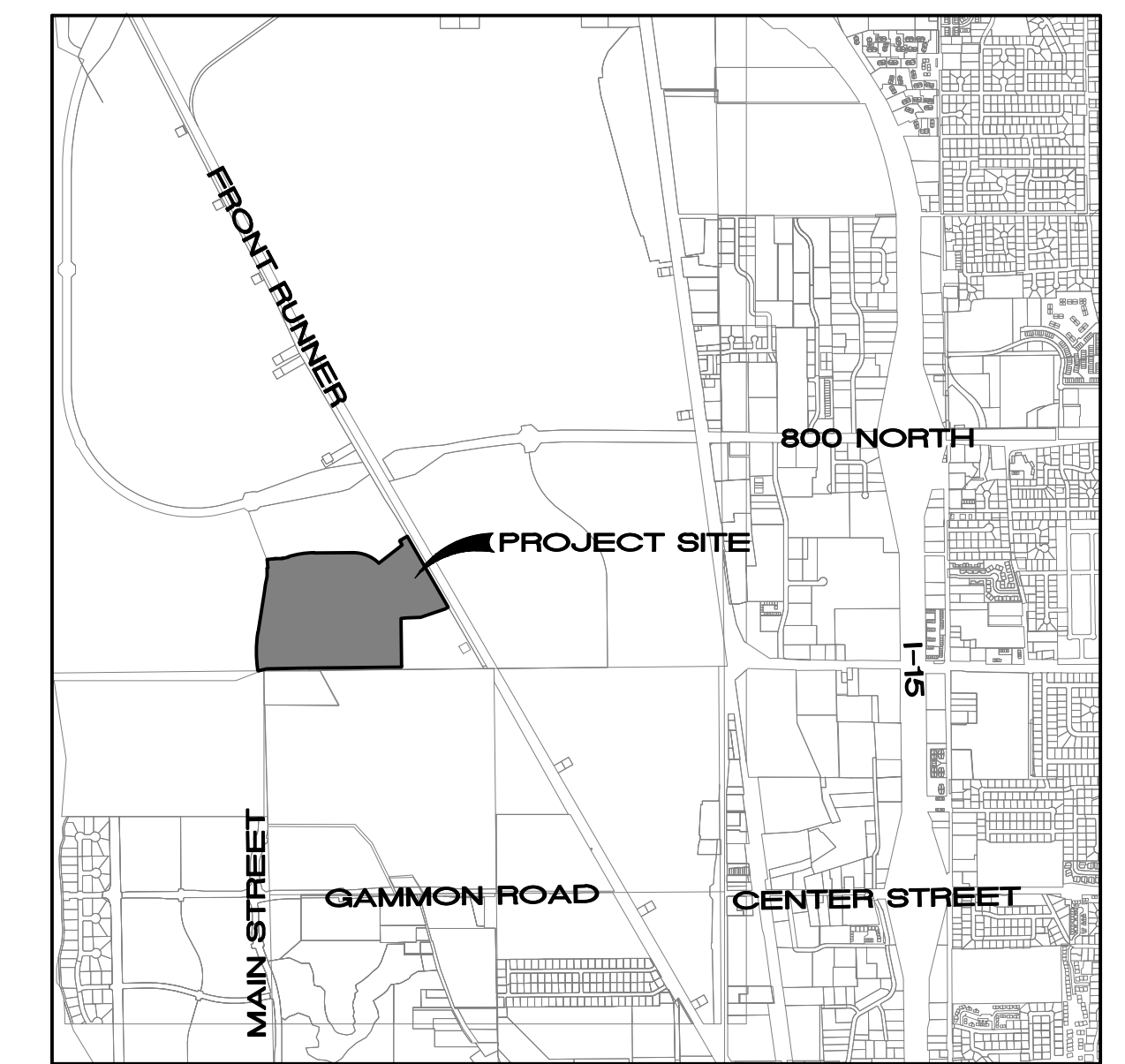
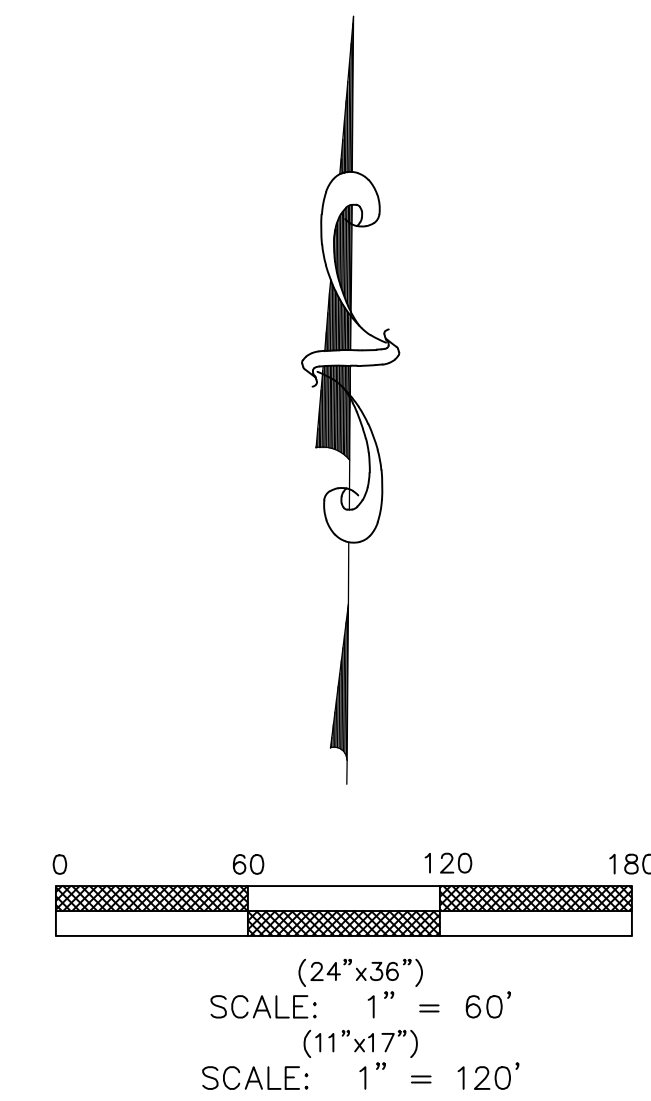
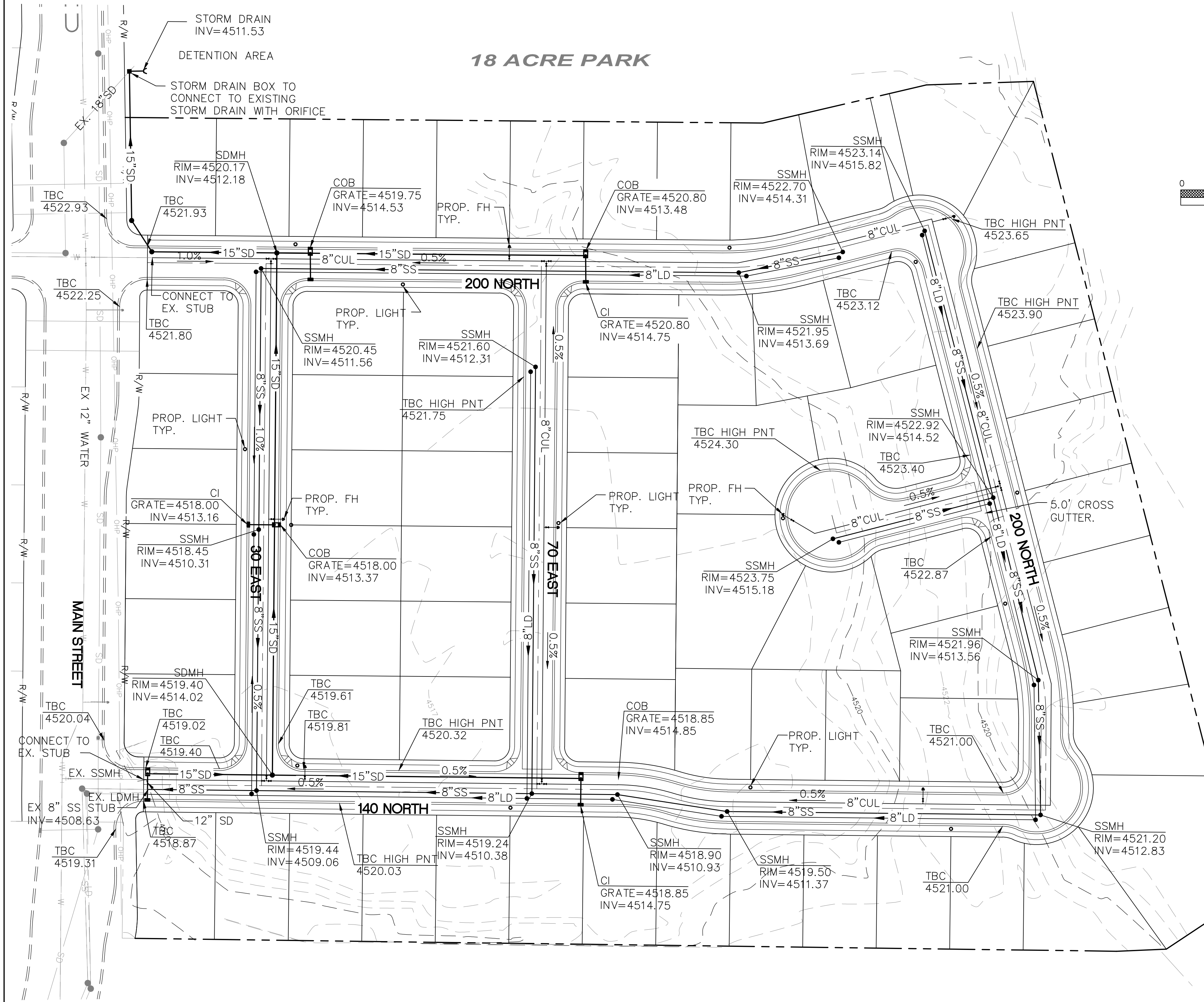
VINEYARD, UTAH

WATERS EDGE
PHASE 2

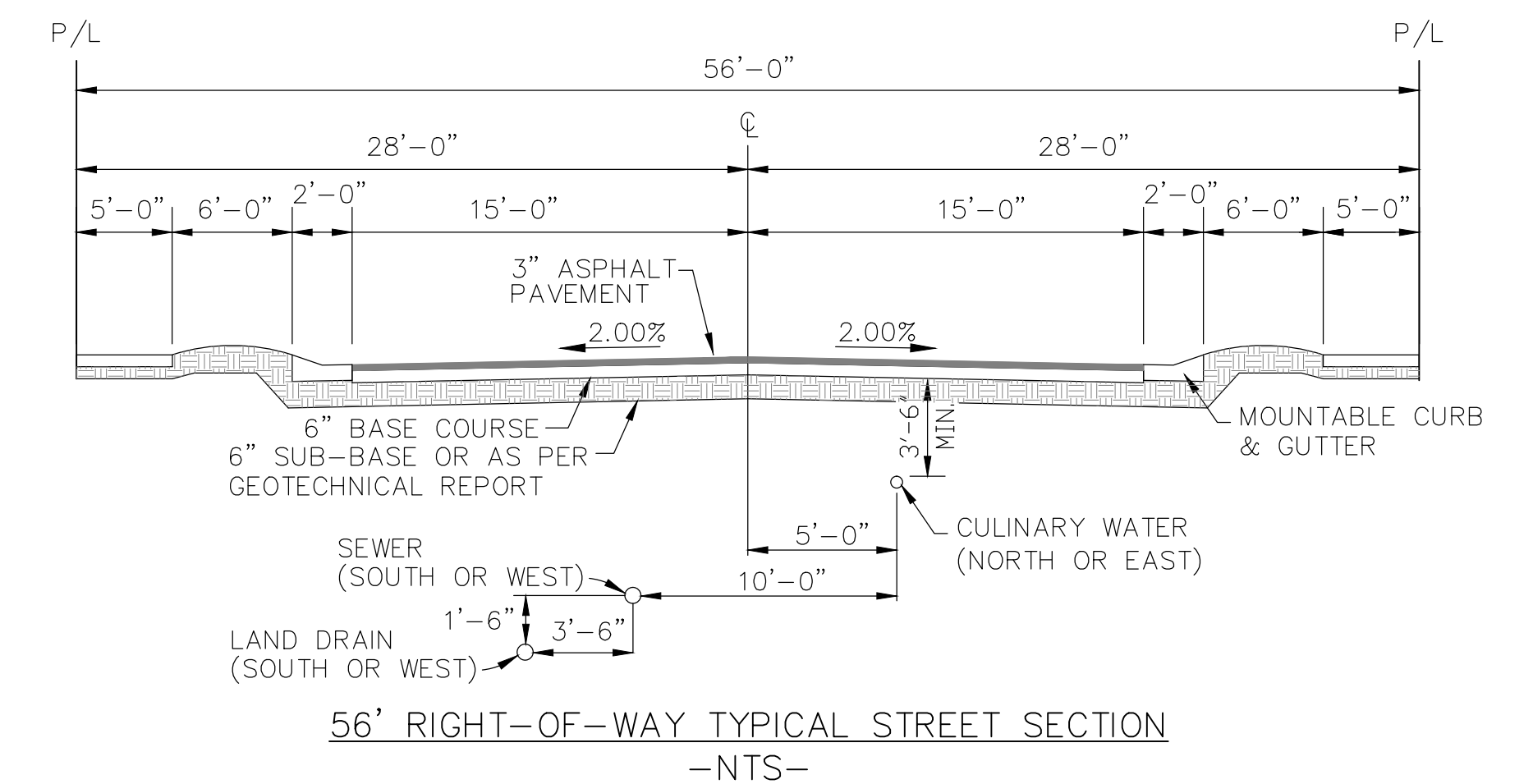
OVERALL PRELIMINARY PLAT

JOB
GIFFORD
SHEET NO.
1 OF 2

WATERS EDGE
PHASE 2
VINEYARD, UTAH



VICINITY MAP



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY: TGT
1				DRAWN BY: TJT
2				CHECK BY: TGT
3				DATE: 5/12/2015
4				CGO FILE:

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

VINEYARD, UTAH

WATERS EDGE
PHASE 2

PRELIMINARY UTILITY/GRADING

JOB GIFFORD
SHEET NO. OF 2



Community Development

SUBJECT: Preliminary Plat for Phase 2 of the Water's Edge Subdivision

MEETING DATE: June 3, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary Plat Approval for Phase 2 of the Water's Edge Subdivision

PARCEL SIZE: 20.09 acres

LOCATION: Center Street and New Vineyard Road

APPLICANT: Peter Evans

OWNER: Flagship Homes

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property is zoned WatersEdge Zoning District. The WatersEdge Zoning District was approved in June of 2014. This request includes the following planning areas B5, B6, and B7.

An amendment to change the lot depth requirements is being considered as a separate agenda item.

Preliminary plat approval is an administrative process.

SUMMARY OF REQUEST:

1. The proposed preliminary plat includes 70 lots as follows:

Approved Zoning			Proposed Preliminary Plat	
Planning Area	# of Lots	Min. Lot Size	# of Lots	Min. Lot Size
B10	70	8,000 sqft	70	8,000 sqft

2. The planning area was approved with an 18 acre city park. The planning area includes the 18 acre city park.

3. Vehicle and utility access to the site is provided from Main Street which is under construction. All roads within the project are public.
4. The project will be developed in phases. Each phase will require separate final plat approval.

CITIZEN PARTICIPATION:

Public notifications and public hearings are not required for preliminary or final plat applications.

ANALYSIS:

- The preliminary plat is consistent with the approved WatersEdge Zoning District. This includes the number and size of lots, circulation system, open space, and amenities.
- House products for this subdivision have not been submitted yet. They will be approved by staff sometime in the future. All house products will comply with the architectural standards in the WatersEdge Zoning District.
- All roads will comply with the Town's standard cross section.
- The perimeter theme wall will be a six-foot concrete wall and will be located along Main Street. A six foot clear view fence will be located adjacent open space areas.

FINDINGS:

With the proposed stipulations, the proposed plat meets the following findings:

- It is in conformance with the General Plan, Zoning Ordinance, WatersEdge Zoning District, and Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The final plat shall conform to the preliminary plat dated stamped May 22, 2015 except as modified by these stipulations.
2. Prior to final plat approval, the street names and addressing shall be approved by the Town Engineer and Town Planner.
3. All street right of way and improvements shall be dedicated as required by the Town Engineer.
4. The final plat and final landscape plans shall be revised as determined by the Town Engineer and Town Planner.

5. The final plat shall not be recorded until the construction of the Vineyard Road is completed.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the preliminary plat subject to the five stipulations recommended by staff.

ATTACHMENTS:

Exhibit A – Preliminary Plat and Landscape Plan

Exhibit B – Master Lot Layout

Exhibit C – Approved Master Plan